

TOWN OF READING

Reading Center for Active Living + Outdoor Community Pickleball Courts

Conservation Commission Hearing
July 23, 2025

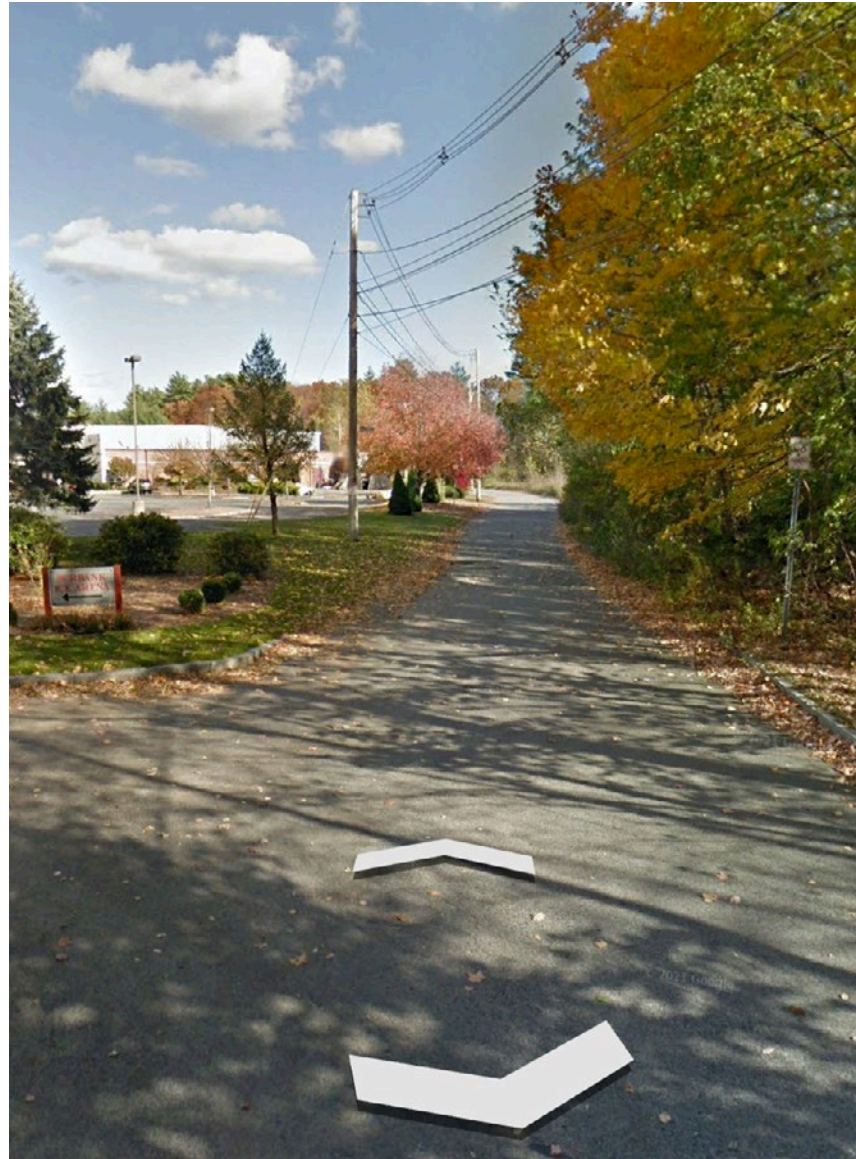
bh+a
ACTIVITAS
landscape architecture | civil engineering

Existing Conditions



Town of Reading

Reading Center for Active Living + Outdoor Community Pickleball Courts



EXISTING CONDITIONS



Site Plan

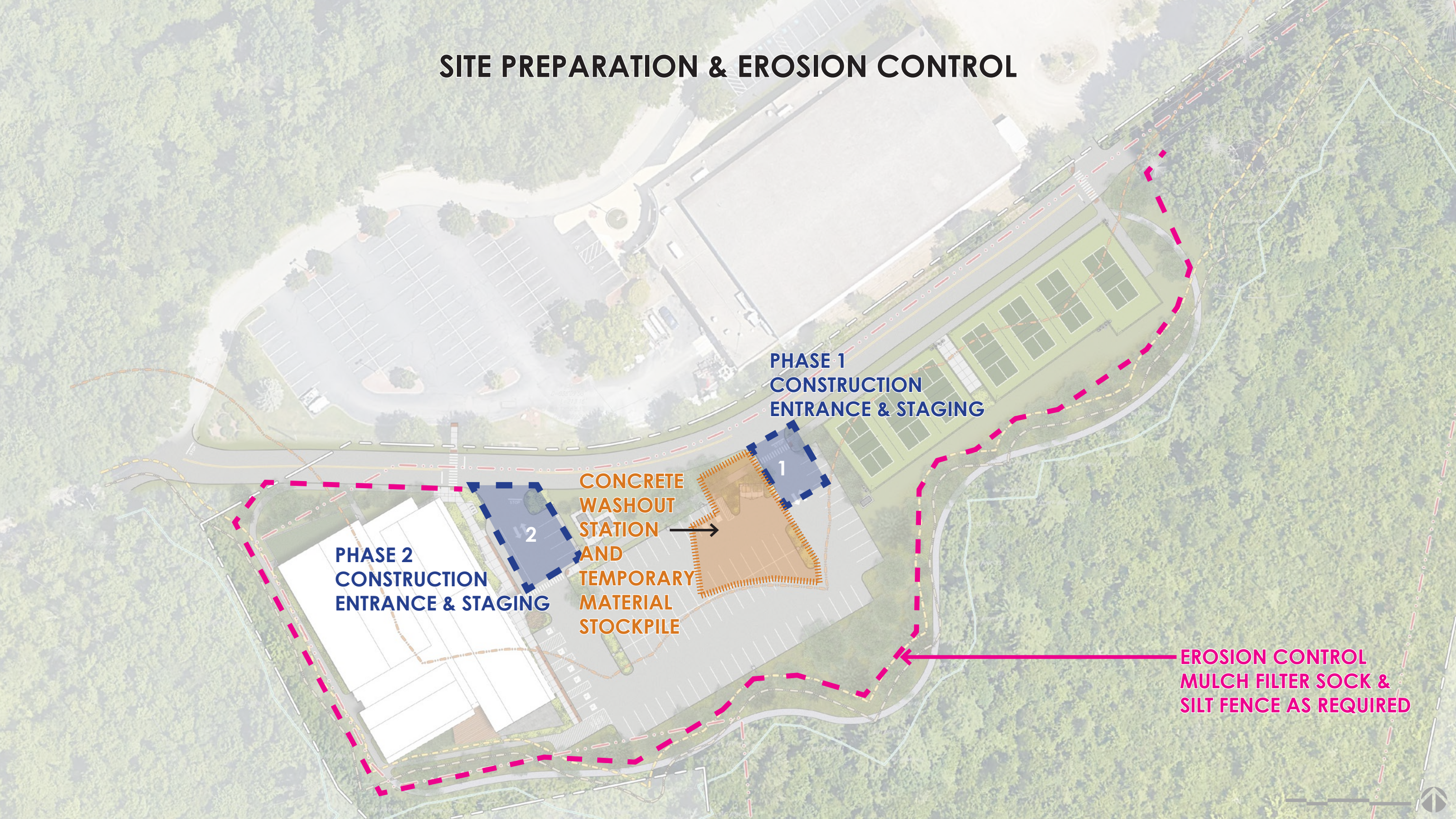
SITE PREPARATION & EROSION CONTROL

PHASE 1
CONSTRUCTION
ENTRANCE & STAGING

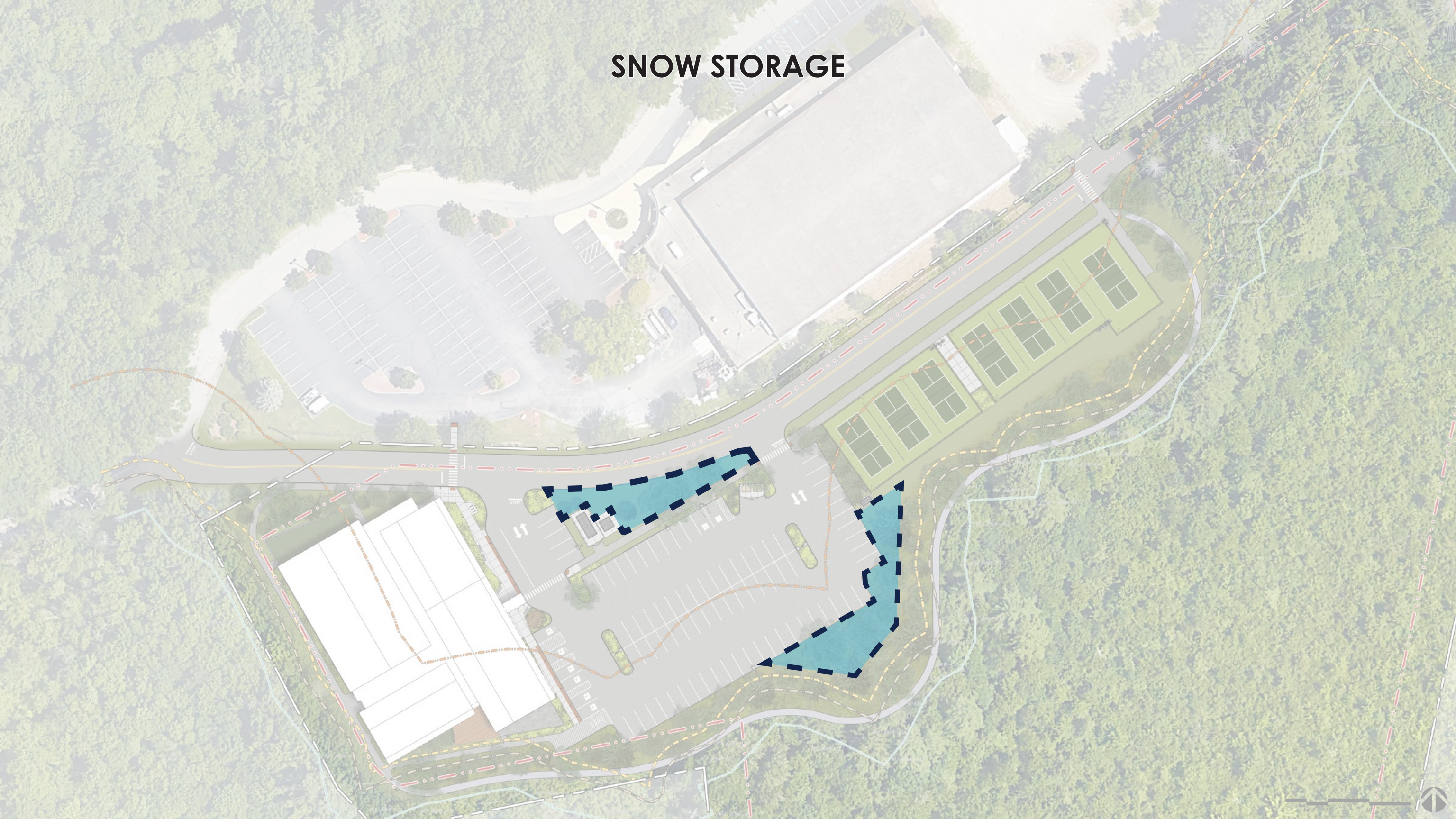
CONCRETE
WASHOUT
STATION
AND
TEMPORARY
MATERIAL
STOCKPILE

PHASE 2
CONSTRUCTION
ENTRANCE & STAGING

EROSION CONTROL
MULCH FILTER SOCK &
SILT FENCE AS REQUIRED



SNOW STORAGE



MAINTENANCE

T= TRANSFORMER/PAD
G= GENERATOR/PAD
D= DUMPSTER ENCLOSURE

12' CLEAR TO BUFFER

12' CLEAR TO BUFFER

G T

D

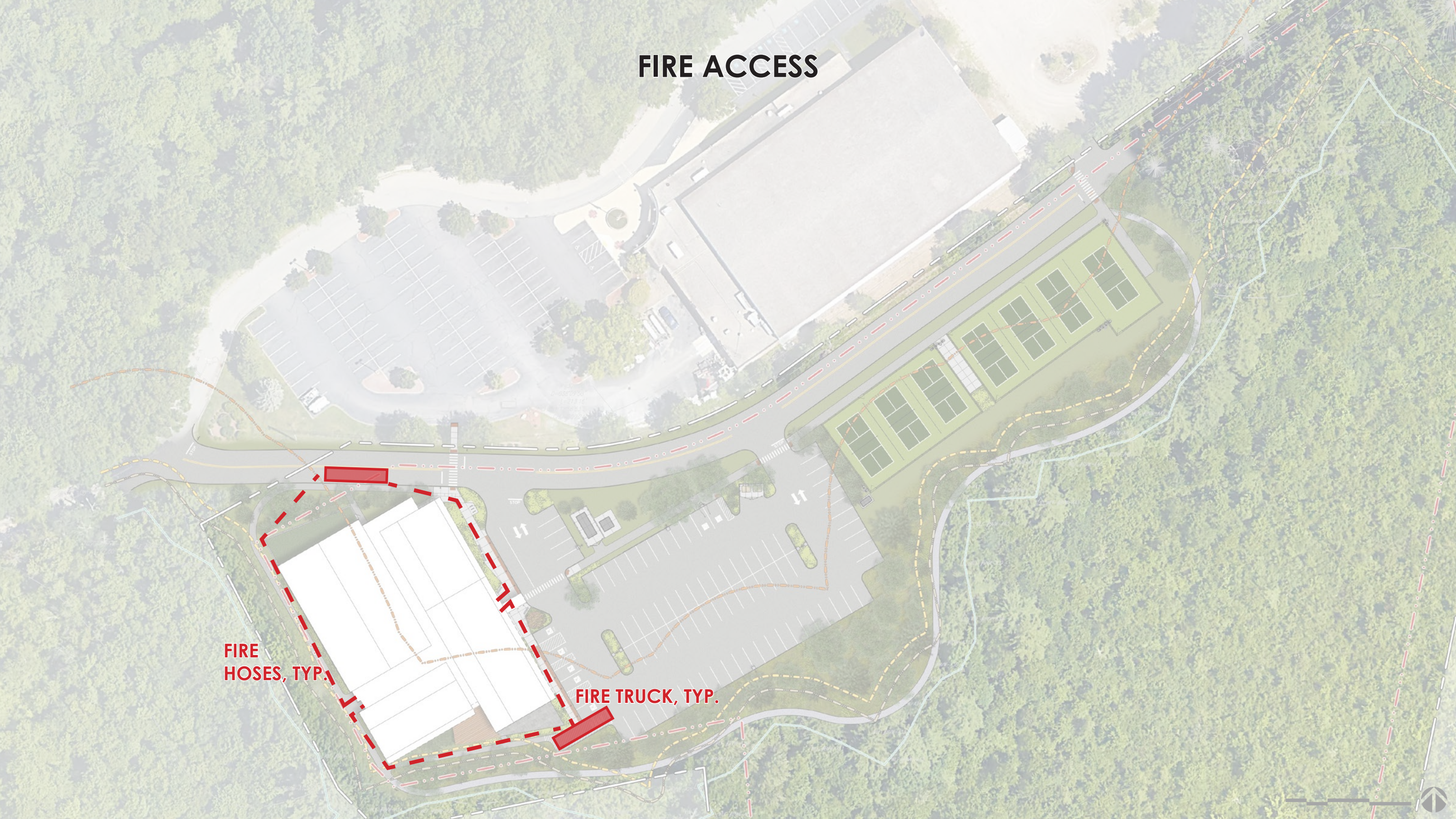
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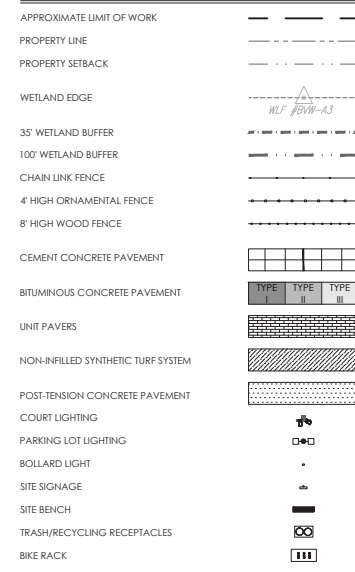
FIRE ACCESS

FIRE HOSES, TYP.

FIRE TRUCK, TYP.



LAYOUT AND MATERIALS LEGEND



PARKING COUNT

ACCESSIBLE VAN	2	*DROP-OFF STAGING	5 VEHICLES
ACCESSIBLE STANDARD	4		
ELECTRIC VEHICLE STANDARD	81		
TOTAL SPACES	89		

LAYOUT AND MATERIALS NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE BOUNDARY AND WETLAND LOCATION SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC., LOCATED AT 352 TURNPIKE ROAD, SOUTHBOROUGH, MA, AND DATED JUNE 4TH, 2025.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK ALL LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.
- REFER TO DETAIL SHEET LS01 FOR DIFFERENCES IN BITUMINOUS CONCRETE PAVEMENT TYPES I-III.

POST-TENSION CONCRETE NOTES (PICKLEBALL COURTS)

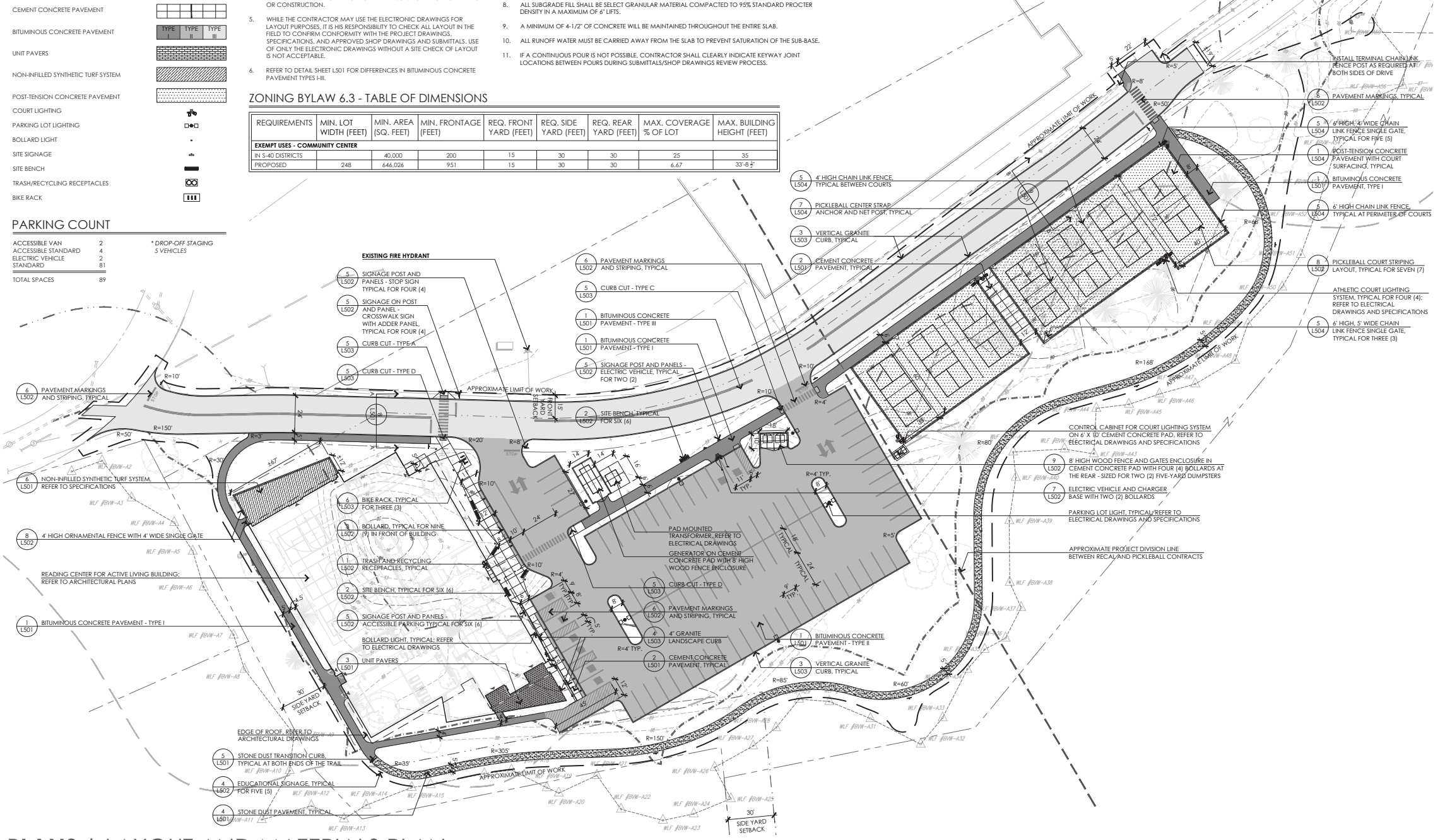
- COORDINATE INITIAL STRESSING WITHIN 24 HOURS WITH CONCRETE STRENGTH.
- ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 2" COVER IN THE BEAM SIDES AND TOP, 1-1/2" COVER IN THE SLAB TOP AND BOTTOMS, UNLESS NOTED OTHERWISE.
- TENDONS AND BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACING. NO TENDON WILL BE UNSUPPORTED FOR MORE THAN 5 FEET.
- CONCRETE SHALL BE WELL CONSOLIDATED ESPECIALLY IN THE VICINITY OF THE TENDON ANCHORS.
- CONTRACTOR TO REMOVE ALL FORM WORK WITHOUT DAMAGE TO THE TENDONS PRIOR TO STRESSING OF TENDONS.
- LOADING OF THE SLAB PRIOR TO TENSIONING SHALL NOT BE DONE WITHOUT THE APPROVAL AND DIRECTION OF THE DESIGN ENGINEER.
- ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTER DENSITY IN A MAXIMUM OF 6" LIFTS.
- A MINIMUM OF 4-1/2" OF CONCRETE WILL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
- ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
- IF A CONTINUOUS POUR IS NOT POSSIBLE, CONTRACTOR SHALL CLEARLY INDICATE KEYWAY JOINT LOCATIONS BETWEEN POURS DURING SUBMITTALS/SHOP DRAWINGS REVIEW PROCESS.

RANGE ROAD NOTES (FROM TOWN COUNSEL)

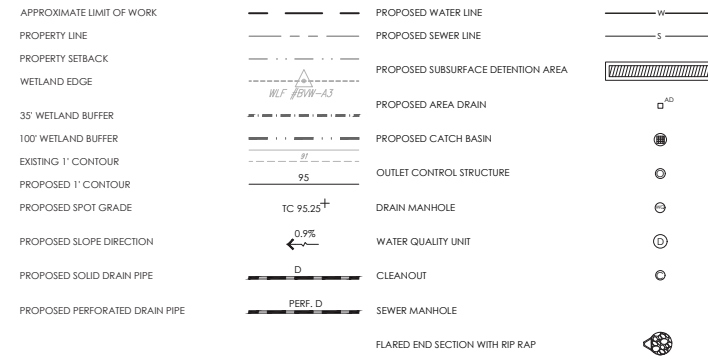
- FROM OUR REVIEW, IT APPEARS THAT THE TOWN OWNS THE FEE INTEREST IN RANGE ROAD FROM ITS INTERSECTION WITH SYMONDS WAY TO THE EASTERN EDGE OF ASSESSOR'S PARCEL 35.0-0133.0 (O E OF HAVERHILL STREET). HOWEVER, THE TOWN HAS YET TO LAY OUT THE WAY AS A PUBLIC WAY. THE TOWN SHOULD LAY OUT THE WAY AS A PUBLIC WAY AS PART OF ITS DEVELOPMENT OF THE SITE.
- THE CENTRAL QUESTION IS THEREFORE WHEN TO LAY OUT THE WAY, WHILE THE TOWN COULD LAY OUT THE WAY AS A PUBLIC WAY BASED ON THE CURRENT BOUNDARIES OF RANGE ROAD, IF THE ROAD NEEDS TO BE RELOCATED OR EXPANDED AS PART OF THE SENIOR CENTER OR PICKLEBALL COURT PROJECT, A NEW LAYOUT WILL BE REQUIRED. ACCORDINGLY, THE PREFERRED PATH MAY BE TO WAIT UNTIL FINALIZATION OF THE PLANS FOR THE WAY BEFORE GOING THROUGH THE LAYING OUT PROCESS. IF YOU DISAGREE, WE CAN CERTAINLY LAY THE WAY OUT NOW, AND AMEND THE LAYOUT IN THE FUTURE, IF NEEDED.
- THE PROCESS IS AS FOLLOWS:
 - SELECT BOARD VOTES SEND THE LAYOUT REQUEST TO THE PLANNING BOARD.
 - PLANNING BOARD HAS 45 DAYS FROM THE DATE OF REFERRAL BY THE SELECT BOARD TO HOLD A HEARING AND SUBMIT ITS REPORT REGARDING THE LAYING OUT OF THE WAY TO TOWN MEETING.
 - AT LEAST 7 DAYS PRIOR TO TOWN MEETING, A PLAN SHOWING THE MEETS AND BOUNDS OF THE WAY MUST BE FILED WITH THE TOWN CLERK.
 - AT LEAST 7 DAYS PRIOR TO TOWN MEETING, THE SELECT BOARD MUST HOLD A HEARING TO VOTE ON THE LAYING OUT OF THE WAY.
 - A COPY OF THE SELECT BOARD'S VOTE MUST BE FILED WITH THE TOWN CLERK AT LEAST 7 DAYS PRIOR TO TOWN MEETING.
 - TOWN MEETING VOTES TO LAY OUT THE WAY.
 - WITHIN 10 DAYS OF THE CLOSE OF TOWN MEETING, THE SELECT BOARD TRANSMIT THE LAYING OUT DOCUMENTS TO THE TOWN CLERK.
- THE ABOVE PROCESS ASSUMES THAT ALL LAND NECESSARY FOR THE LAYING OUT IS CURRENTLY OWNED BY THE TOWN. IF THE TOWN WISHES TO EXTEND THE PUBLIC WAY PAST THE BOUNDS OF ITS PROPERTY, WE SHOULD DISCUSS WHAT STEPS ARE NEEDED TO ACQUIRE THE PROPERTY INTEREST FROM THE GUN CLUB.

ZONING BYLAW 6.3 - TABLE OF DIMENSIONS

REQUIREMENTS	MIN. LOT WIDTH (FEET)	MIN. AREA (SQ. FEET)	MIN. FRONTAGE (FEET)	REQ. FRONT YARD (FEET)	REQ. SIDE YARD (FEET)	REQ. REAR YARD (FEET)	MAX. COVERAGE % OF LOT	MAX. BUILDING HEIGHT (FEET)
EXEMPT USES - COMMUNITY CENTER								
IN S-40 DISTRICTS		40,000	200	15	30	30	25	35
PROPOSED	248	646,026	951	15	30	30	6.67	33'-8"

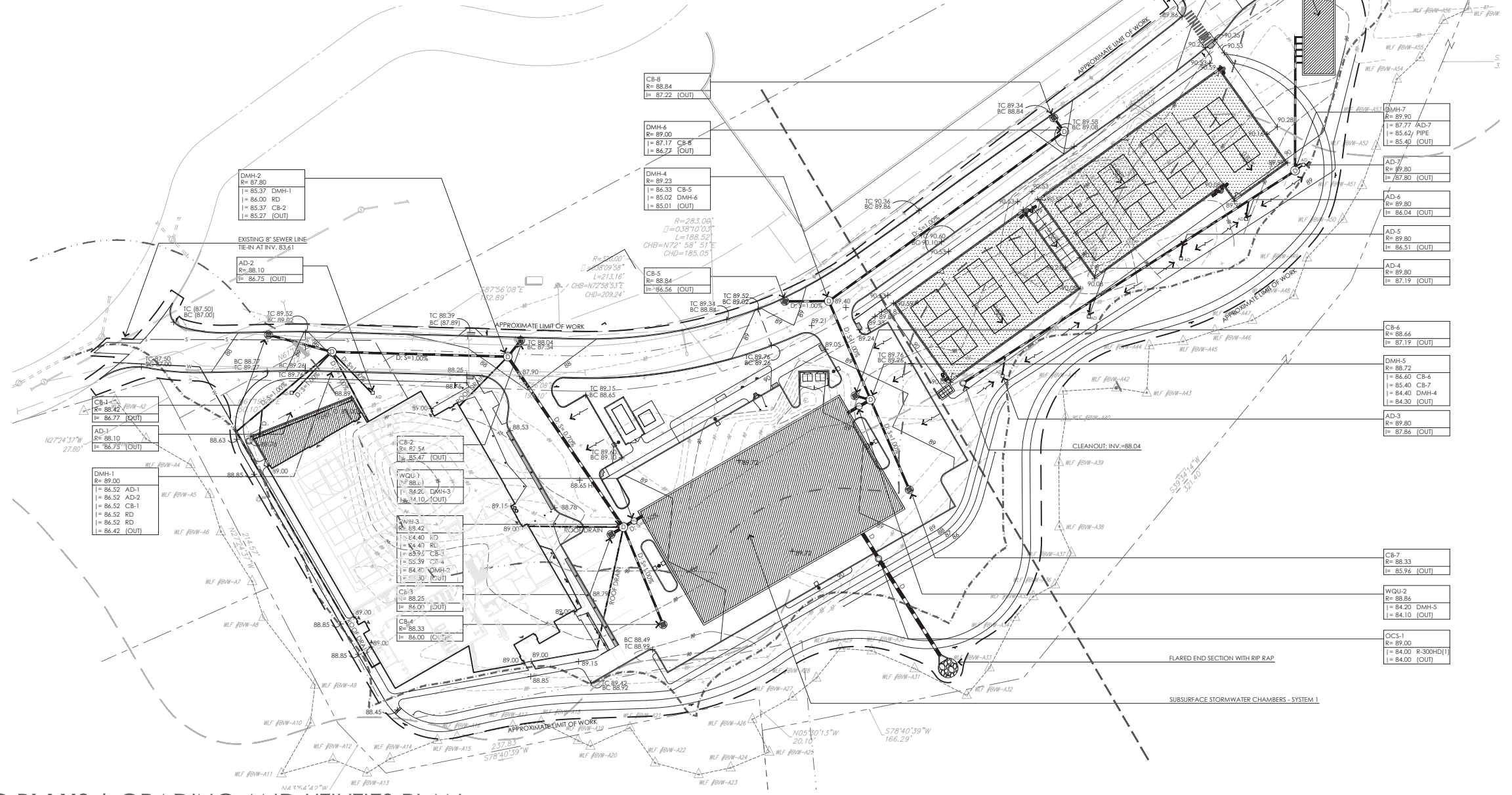


GRADING AND UTILITY LEGEND



GRADING AND UTILITY NOTES

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- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED, REFER TO UTILITY PLANS.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- REFER TO L101 FOR NOTES FROM TOWN COUNSEL REGARDING RANGE ROAD.



Town of Reading

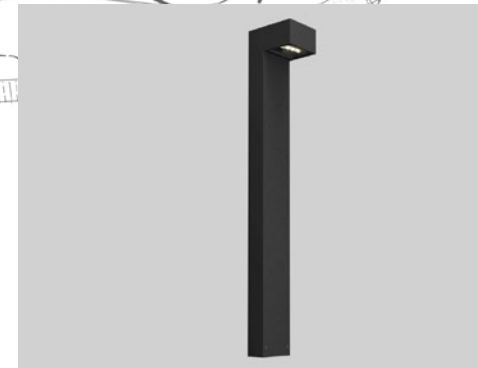
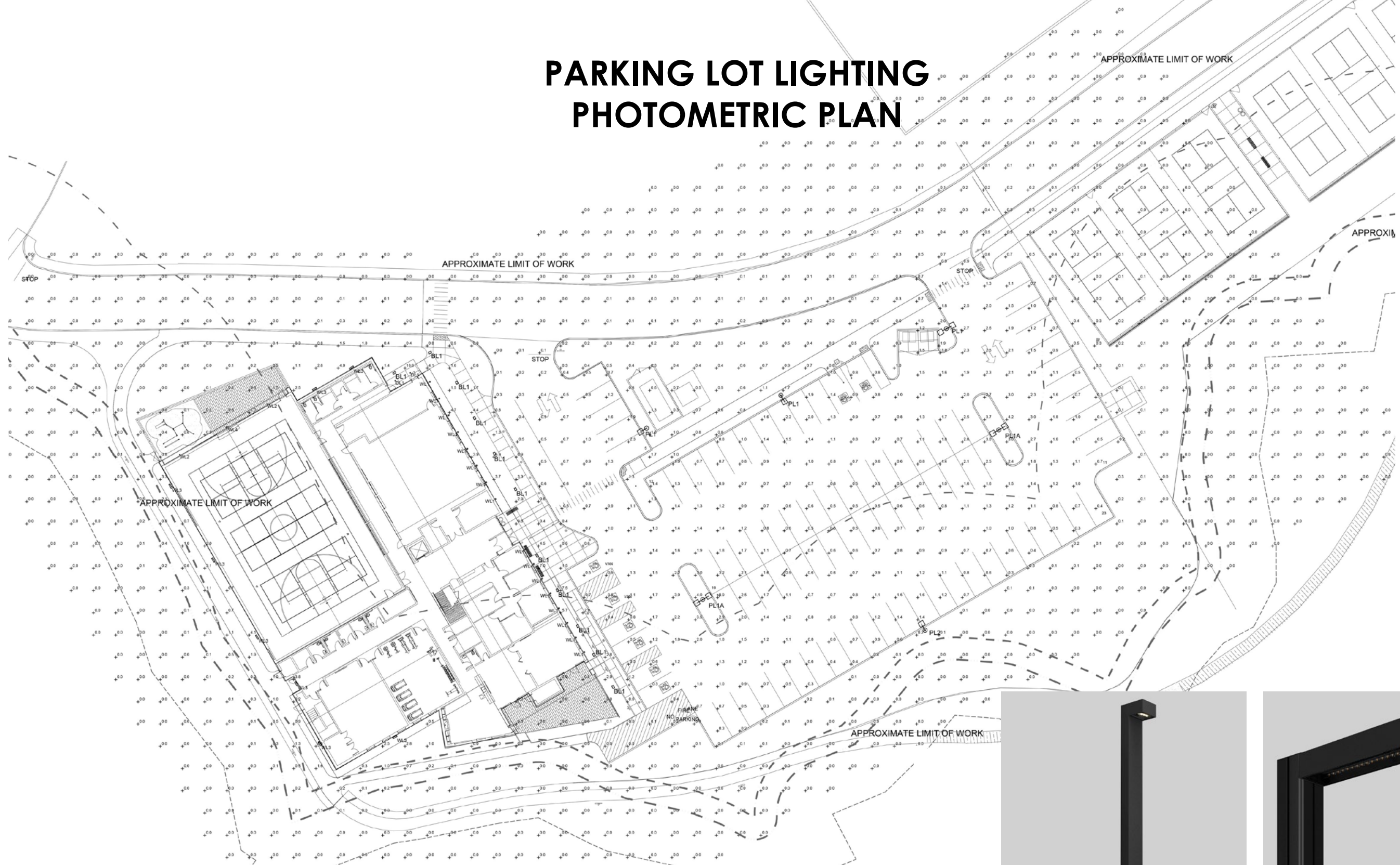
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PRECEDENT IMAGES | LIGHTING

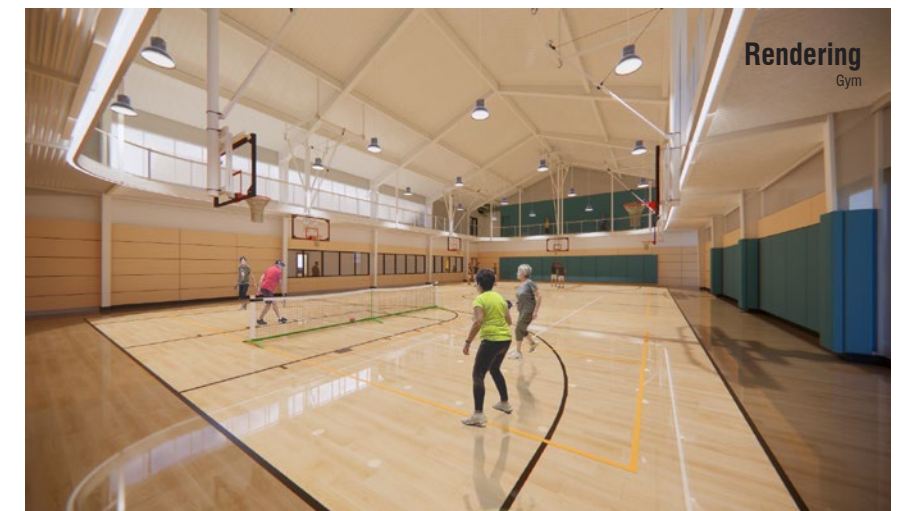
bh+a | ACTIVITAS

PARKING LOT LIGHTING PHOTOMETRIC PLAN



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QUESTIONS & DISCUSSION



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